

# Charting the Course to 2025:

## Community Appearance

York County Comprehensive Plan Review  
Steering Committee

January 24, 2005



# The Code of Virginia:

***“The comprehensive plan shall be made with the purpose of guiding and accomplishing a coordinated, adjusted and harmonious development of the territory which will, in accordance with present and probable future needs and resources, best promote the health, safety, morals, order, convenience, prosperity and general welfare of the inhabitants...”***

# The Code of Virginia:

*“Zoning ordinances shall be for the general purpose of promoting the health, safety or general welfare of the public... To these ends, such ordinances shall be designed to give reasonable consideration to each of the following purposes, where applicable: (i) to provide for adequate light, air, convenience of access, and safety from fire, flood, crime and other dangers; (ii) to reduce or prevent congestion in the public streets; (iii) **to facilitate the creation of a convenient, attractive and harmonious community...**”*

# Community Appearance

- Corridor protection measures
- Yorktown Design Guidelines
- Housing rehabilitation programs
- Other Examples

# Corridor Protection

- TCM Overlay District
- Greenbelt Roads
- Route 17 Revitalization
- Streetscaping Projects
- Regional Examples

# TCM Overlay District

- **Protect visual character of major gateways into Williamsburg and Yorktown**
- **Special tree protection and replacement standards**
- **Special architectural standards**
- **Decisions can be appealed to the Planning Commission**

# TCM Standards

- No clear-cutting or removal of large trees without an approved plan
- Architectural consistency/compatibility
- Large work area doors or open bays cannot face the road
- Screening of mechanical equipment, trash dumpsters, outdoor storage
- Fencing limited in front of buildings

## TCM Standards (cont.)

- **Avoid long monotonous facades**
- **Brick, natural wood siding, or other similar materials; no reflective surfaces**
- **No cinder block, corrugated material, or sheet metal visible from adjoining property or public road**
- **Generally no more than 3 colors (building and signs)**



## **TCM Standards (cont.)**

- **Building and site lighting restrictions**
- **Screen parking within 45 feet of the road with shrubbery and earthforms.**
- **10% Parking lot landscaping (vs. 7.5%)**
- **Site landscaping to blend the building architecture with the natural landscape and character of the surroundings**



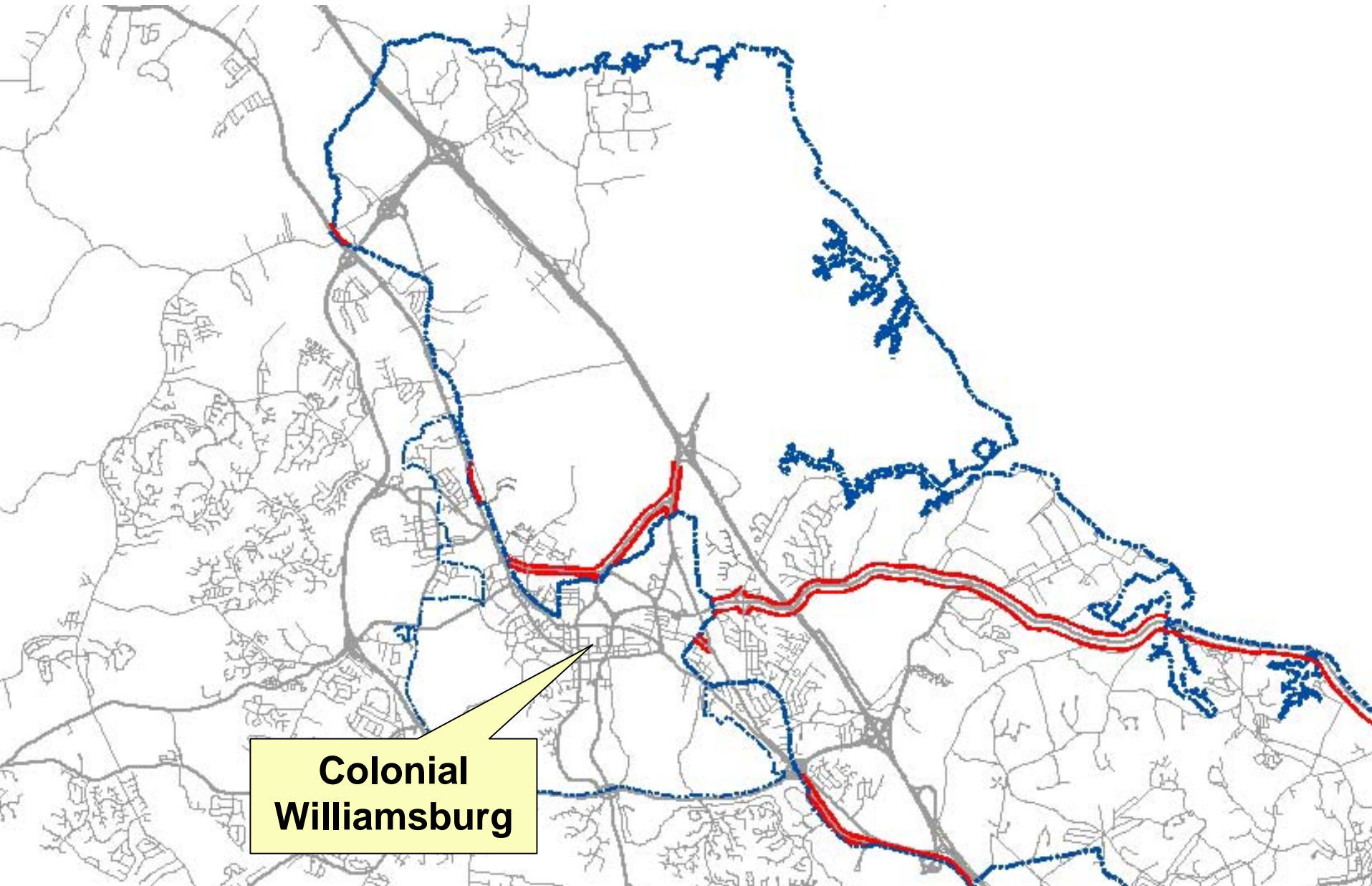
HOOTERS

HOO  
WINGS BURGER

# TCM Corridors – Upper County

- Richmond Road (Route 60)
- Bypass Road (Route 60)
- Route 132
- Merrimac Trail (Route 143) west of Queen Creek
- Second Street (Route 162)
- Pocahontas Trail (Route 60) Colonial Parkway

# Upper County TCM Corridors



**Colonial  
Williamsburg**

# TCM Corridors – Lower County

- **Route 17 north of Cook Road**
- **Cook Road (Route 704) excluding east side from Route 17 to Old York-Hampton Highway**
- **Goosley Road (Route 238)**
- **Colonial Parkway**



# Lower County TCM Corridors



# Greenbelt Provisions

- 35' or 45' Buffers along designated roads
- 300' along Colonial Parkway
- Preserve existing vegetation, or plant where vegetation is lacking
- Administrative exceptions for installation of signs and utilities, clearing of underbrush, reasonable sight lines
- Other modifications must be approved by Board of Supervisors

## **35' Greenbelt Roads**

- **Bypass Road (Route 60)**
- **Denbigh Boulevard (Route 173)**
- **Fort Eustis Boulevard (Route 105)**
- **Hampton Highway (Route 134)**
- **Victory Boulevard (Route 171)**



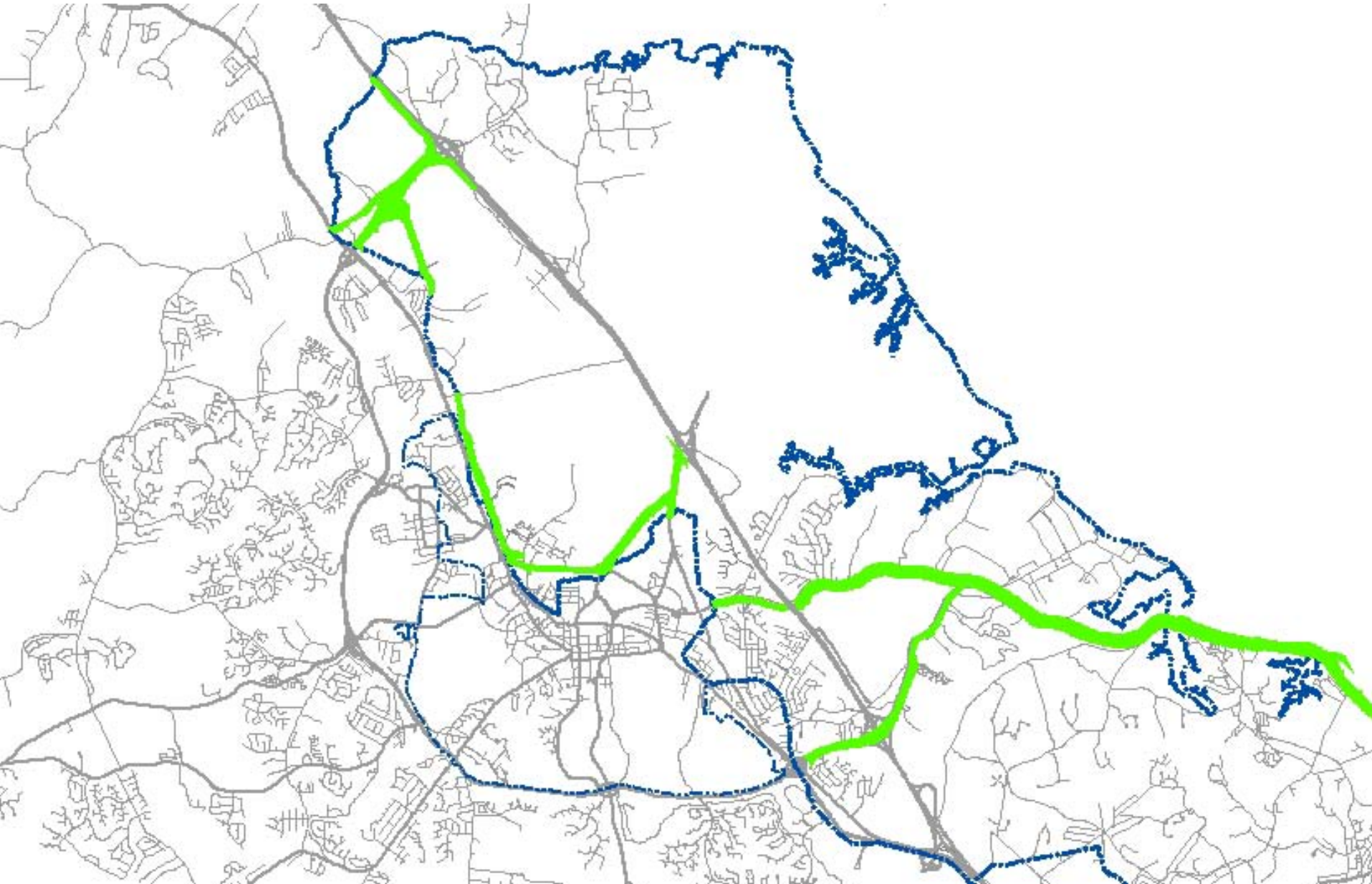
# 45' Greenbelt Roads

- **Route 199**
- **Rochambeau Drive**
- **East Rochambeau Drive** from Oaktree Road (west) to Mooretown Road and dead-end
- **Lightfoot Road** from Richmond Road to Rochambeau Drive
- **Mooretown Road** from Airport Road to Waller Mill Road
- **Mooretown Road** from Lightfoot Road to south of Clark Lane

## 45' Greenbelt Roads (cont.)

- **Merrimac Trail** (Route 143) west of Queen Creek
- **Penniman Road** between Colonial Parkway and Route 199
- **Route 132**

# Upper County Greenbelt Roads



# Lower County Greenbelt Roads







**WRONG  
WAY**





# Streetscaping Projects

- **Route 17 landscaping**
  - ◆ **Salvage yard landscaping**
- **Victory Boulevard  
walkway/landscaping**
- **Route 17 utility undergrounding**

# **Streetscaping Projects (cont.)**

- **Route 199 landscaping**
- **Richmond Road sidewalk**
- **Second Street/Merrimac Trail sidewalk/landscaping**
- **Bypass Road streetscaping**
- **Grove interchange landscaping**

















CKIE'S

ONE WAY



# Route 17 Revitalization

- Grant program
- Tax abatement program
- Revitalization overlay district
- TCM overlay district

# Property Improvement Grants

- Façade renovation
- Sign improvements
- General property improvements
- Demolition
- \$20,000 maximum grant – 50/50 split
- Free architectural and landscape design services

# Property Improvement Grants

- **\$250,000 initial funding allocated by Board of Supervisors**
- **Applications reviewed by Committee w/ final action by EDA**
- **26+ applications to date**
- **\$170,000 approved**



1816

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CAR  
CARE**

NISSAN EXPERTS

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1816



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YORK COUNTY

CUSTOM CAR CARE  
NISSAN & HONDA EXPERTS







A small, single-story white building with vertical siding and a dark roof. A red sign is mounted on the front wall, featuring a small logo of a sailboat and the text "YOUR PERFECT PARTY CATERING SERVICE" with two phone numbers. To the left of the sign, the address "4623" is written vertically. A wooden deck with a railing leads to a dark door on the left. Two windows with black frames and white blinds are on the right. Two potted plants sit on the ground in front of the building. A light fixture is mounted on the roofline. The background shows trees with autumn foliage.

 YOUR PERFECT PARTY CATERING SERVICE  
877-7711 722-8284

4  
6  
2  
3



# Tax Abatement -Program Elements

- Commercial or industrial structures 20+ years old
- Property located within 1,000 feet of centerline of Route 17
- Rehabilitation work must be “substantial” - - increase the base value by a minimum of 25%
- Maximum exemption value: \$500,000
- Maximum partial exemption period: 5 years

## Program Elements (cont.)

- Complete demolition and replacement does not qualify
- Improvements limited to expanding the structure by 100%
- Work must be completed in 18 months
- Only rehabilitation work performed after the approval of the application will be considered for the exemption

## Example

|                             |           |
|-----------------------------|-----------|
| Baseline Assessment:        | \$100,000 |
| Qualifying Improvements:    | +\$50,000 |
| Total Assessment            | \$150,000 |
|                             |           |
| Total Taxable Assessment:   | \$100,000 |
| Annual Exemption (5 years): | \$430     |

# Revitalization Overlay

- Targets existing properties with:
  - ◆ Lot width less than 80 feet or depth less than 100'; or
  - ◆ Lot size less than 20,000; and
  - ◆ Buildings that don't meet setbacks; and
  - ◆ Designated as “blighted” by the EDA



# Revitalization Overlay

- Allows owner to demolish w/o loss of nonconforming setbacks (nlt – 30'/5')
- Allows additions in line w/ nonconforming setbacks (nlt – 30'/5')
- Allows up to 10' of landscape yard credit w/in VDOT right-of-way
- Allows continued use of gravel lot w/ upgrade to “brownstone” and w/ landscape screening
- Allows consideration of relaxed stormwater management measures

# Route 17 TCM Overlay

- Extend 250' depth to back of property or 500', whichever greater
- No cinder block, vertical metal siding
- Articulations in any façade over 50'
- Articulations in rooflines; parapets
- Generally, no more than 3 colors; select from “Yorktown Color Palette”; no metallic or fluorescent paints
- Monument signs encouraged, not required
- “Truck” parking considered “outdoor storage” and can't be in front yards

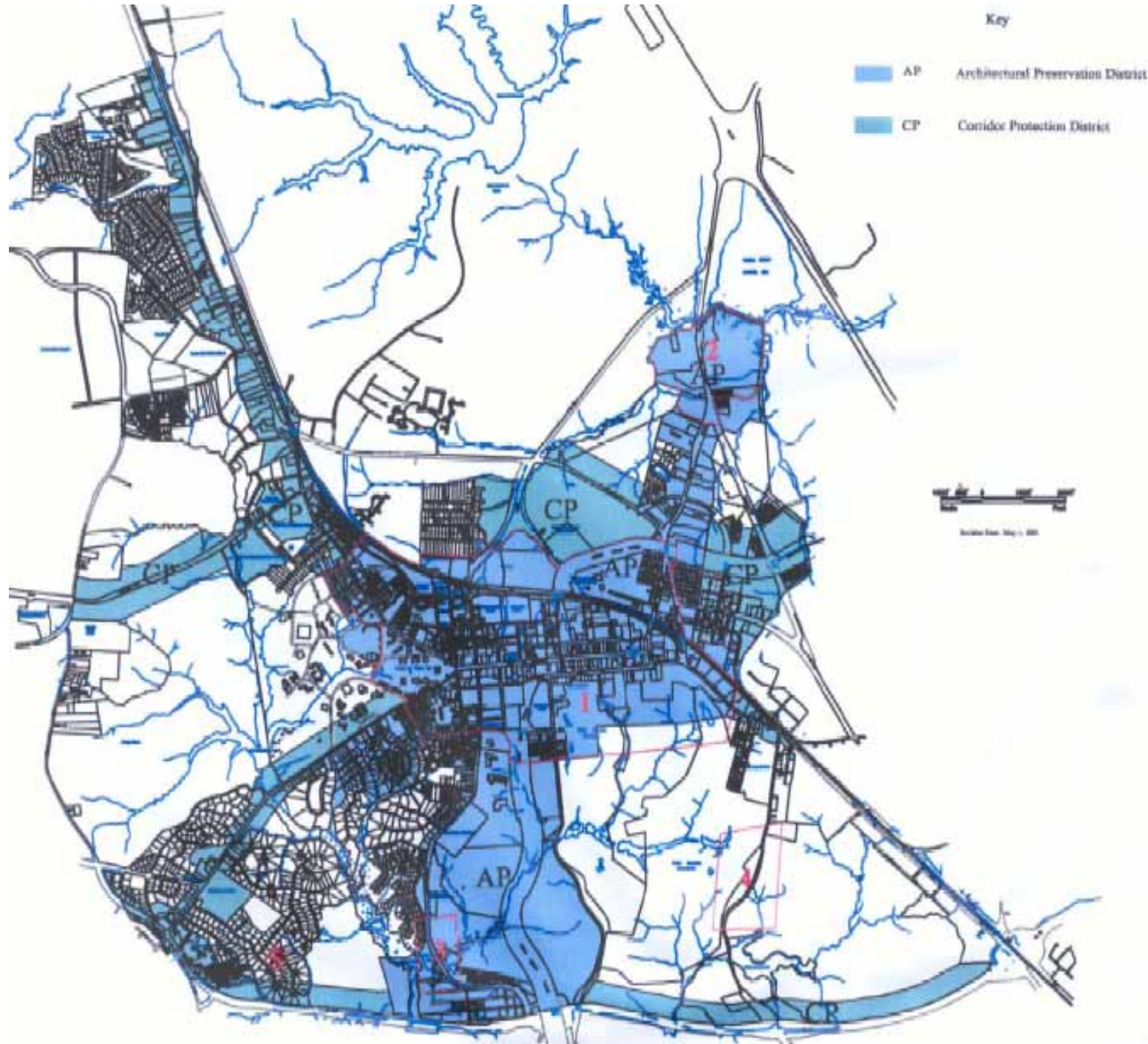
# Regional Examples

- James City County

- ◆ Community Character Corridors
- ◆ Community Character Areas

- Williamsburg

- ◆ Corridor Protection Districts





# **Yorktown Design Guidelines**

- **Effective June 1, 2004**
- **Protect the special historical and architectural character of Yorktown**
- **YHD overlay district**
- **Historic Yorktown Design Committee**
- **The Five Principles???**







# Housing Rehabilitation

- Administered by the Division of Housing and Neighborhood Revitalization
- Available to income eligible homeowners in the County
- Assists with emergency repairs that allow individuals to remain in their homes



# Income Guidelines:

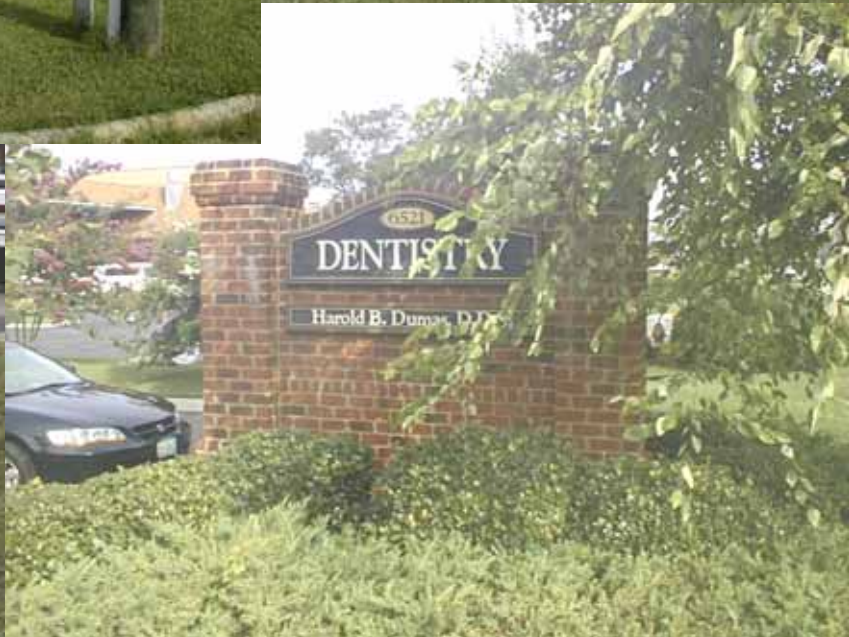
| Total in Household | Very Low Income |
|--------------------|-----------------|
| 1                  | \$19,550        |
| 2                  | \$22,350        |
| 3                  | \$25,150        |
| 4                  | \$27,950        |
| 5                  | \$30,200        |
| 6                  | \$34,400        |
| 7                  | \$34,650        |
| 8                  | \$36,900        |

# Housing Rehabilitation

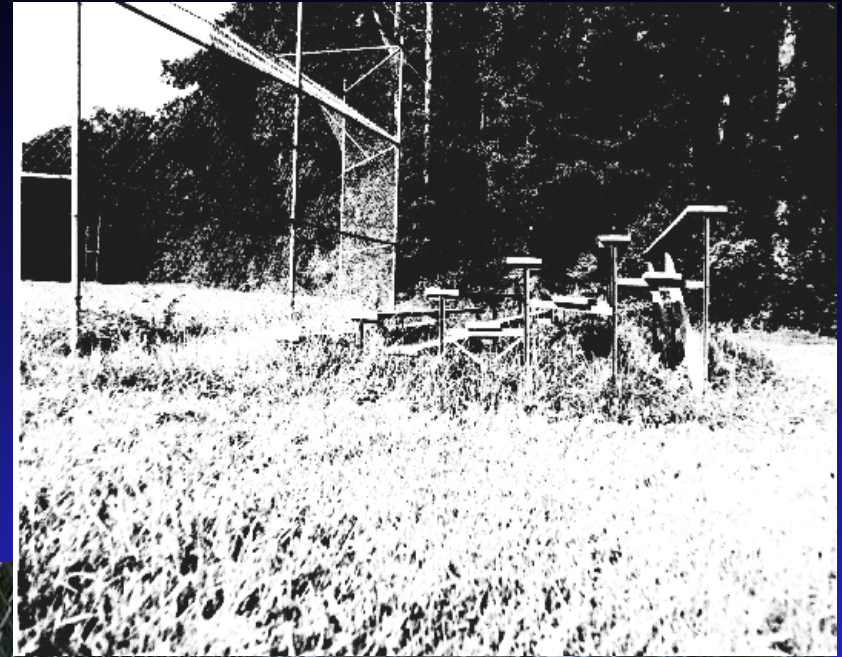
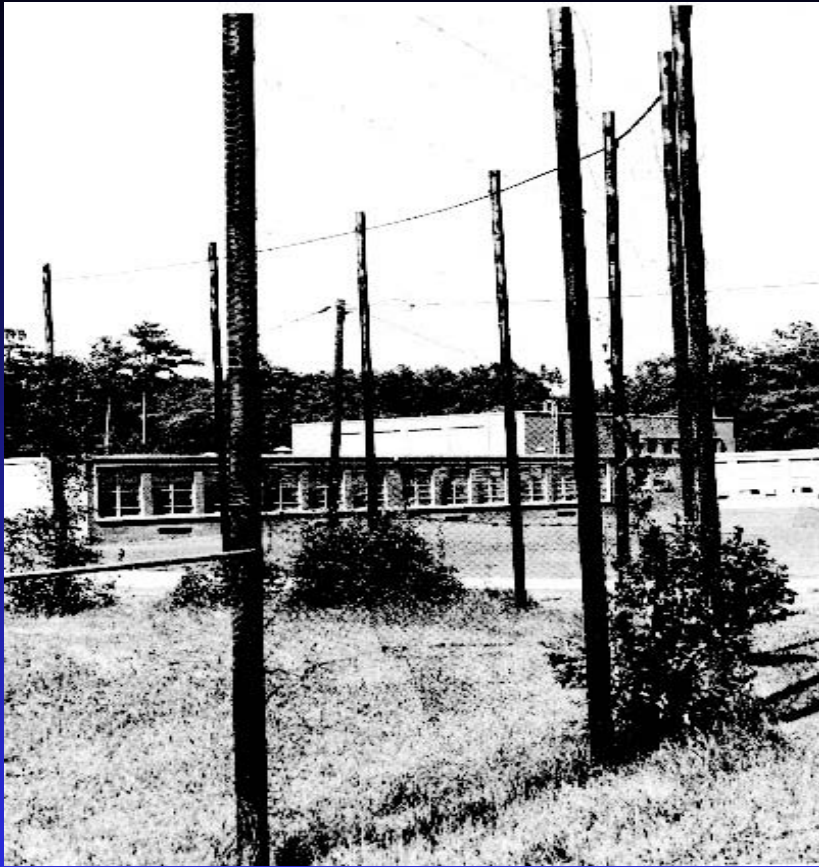
- Types of assistance provided include:
  - ◆ Electrical
  - ◆ Water/wastewater
  - ◆ Structural
  - ◆ Heating systems
  - ◆ Accessibility
- Other services:
  - ◆ Utility Connection Fee Assistance
  - ◆ H2O program
  - ◆ Indoor Plumbing Program
  - ◆ Emergency Home Repair

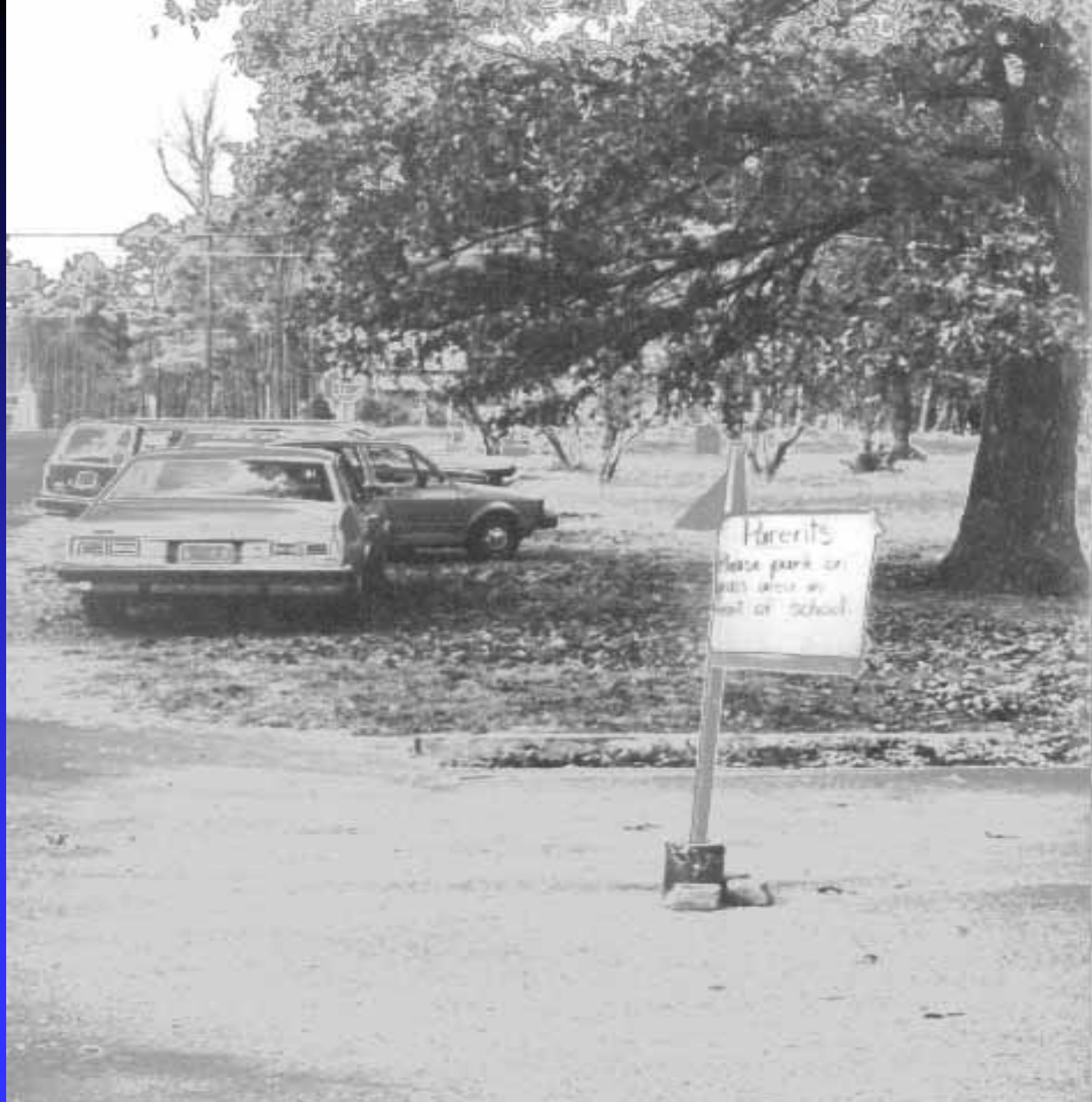
# Other Zoning Provisions

- Sign area bonus for monument signs
- Landscaping provisions
  - ◆ Landscape yards
  - ◆ Parking lot landscaping
  - ◆ Transitional buffers
- Full cut-off lighting













5/17/1999

# Potential Future Initiatives

- Identify and prioritize...
  - ◆ other streetscaping projects
  - ◆ other potential TCM corridors
  - ◆ other potential Greenbelt corridors
  - ◆ other potential revitalization corridors – identify and prioritize
- Blight abatement strategies
- Other ideas???



# Questions